

Brown's Construction Solutions Ltd

(BCS Ltd)

For The Personal Touch

92 Wicklands Ave
Saltdean,
Brighton
BN2 8EP

Date 13/8/19

Dear sir

Reference planning F/9/19/PL

Thank you for this opportunity to respond to the individual points raised on our application

West Sussex County Council Consultation

Access and visibility: -

Paragraph 1 We have currently kept the shared entrance with the water works Maintenance Department area, as the original layout currently give good visibility and access for all types vehicles small and large.

Paragraph 2 We can confirm the area will be constructed of a permeable surface material and will have storage for

Boats on trailers

Caravans

Campers

Farm equipment and alike

Some metal containers will be single height no stacking and restricted in number in reduce visibility positions.

There will be no welfare facilities, and no staff will be permanently on site.

Paragraph 3 We are very aware that the introduction of long and short-term store on this site may increase the use of the entrance. With this in mind we would be very happy to compile a report using TRICS. We would then be happy to review the access to ensure it is compliant with the highways authority standing orders.

Paragraph 4 we currently have not proposed an amended to the entrance splays, as it is our intension to have a full consultation with the highway authority once we have a commitment from the council regarding our application. We are happy to revise the entrance splay to comply with TD9/93.

Paragraph 5 We are happy to produce the swept path-tracking document. As it has

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been our intension for all vehicles to enter the site completely and have adequate room to manoeuvre on site and leave in a forward direction.

Paragraph 6 We understand this issue and our current proposal does not contravention this point.

Paragraph 7 We are happy to supply the plan as requested and we will be having a restricted number of contains, these will be positioned in areas of reduced visibility on the site and will not be stacked at any point.

Paragraph 8 conclusions: -

We understand the points and are happy to produce additional information to adequately respond to the areas of concern.

Biodiversity: -

We are aware there is a need to protect species and their habitats as and obligation by law and as a responsible landowner. We had intended to carry out a full biodiversity survey and deal with its impacts prior to any works starting on site. We would be happy to carry out a intermediate survey at this point to give a good indication of the issue if any that may need to be addressed. We felt a further and more in-depth survey of the areas could be dealt with as a condition of the planning permission.

Flood risk: -

Paragraph 1 We appreciate the application is with in zone 3 and we are very happy to consult with the environment agency on all matters relating to the flood zone and the necessary actions / precautions that may be needed to ensure we do not compromise the current situations. We would be happy to accept reasonable conditions with in the consent

Paragraph 2 We are currently suggesting a permeable surface the full details of this material has yet to be agreed but we would be happy to take suggestions from the agency on a suitable product that would meet both our needs. We are also aware and would make the required application before making any alterations to any land drain

Paragraph 3 This is a condition we are happy to accept

Paragraph 4 This is a condition we are happy to accept

Paragraph 5 This is a condition we are happy to accept

Paragraph 6 This is a condition we are happy to accept

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As you are aware we have currently supply sufficient information on the flood risk as required to enable planning review and decision, and we are well aware it would be our obligation to enhance and expand with full details and agreed with the agency should our application be approved and before works could commence.

Ford Parish Council: -

Paragraph 1 We appreciate and understand the issues raised in this paragraph but would comment such that, we have designated 4.5 acres of our land to community recreation use, this area is also be kept as a wild park, we have designated a 30 x 2 meter strip of land free of charge to the highways department on the edge of the boundary next to the station as an area that could be used to enhance road safe around the use of the railway area.

Paragraph 2 We would look to carry out the development of the land in conjunction with Natural England as the land is currently not suitable for food production, therefore as you are aware we could develop this land for agricultural storage but felt this would not benefit the community, as a long standing farmer of the area an employer in the community we feel it would be a nice gesture to give back and enhance the area.

Paragraph 3 We have designed the development such the we have retain trees and hedgerows, we have added to the ecological networks coupled with an improvement to the biodiversity of the site by designating 4.5 acres of the land as a reserve for community use.

Ship and Anchor Marina: -

Paragraph 1 We would be working with the environmental agency to ensure that our development would have a negative impact on any and all adjoining properties.

Paragraph 2 This statement is partly true that our site is bounded by embankments on two side both, these will be unaffected by the proposed development of the land. The majority of the field is dry and drains well with a small strip nearest the river which can be effected when specific condition arise such as a extreme high tide and a prolonged period wet of weather.

Paragraph 3 We understand the objection and we would work with the environmental agency, to ensure that should and alternative ditch or enhancement of existing ditches be required, it would be a condition of the permission that we demonstrate an alternative means of disposal that is reasonable practicable for the site. Unfortunately we would have to say that some of the issues of flooding on the adjoining land have been caused by lack of ditch maintenance, and as part of this application we would be happy to negotiate a joint plan to formulate a maintenance programme which would ease the current situation.

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Paragraph 4 This is an issue for the adjoining owner to resolve and not something that should affect our development opportunity. Even with this in mind we do feel that the works we are proposing in paragraph 3 above, would actual help the issue they are suffering.

Paragraph 5 We are aware that should our application be granted it would on the understanding that we work very closely with all agencies to ensure that there is a no adverse impact on any of the surround properties and area. We cannot be held responsible for existing issue that the owner would need to take positive steps to rectify.

Paragraph 6 As we have stated and our development, we have designed the development in such a way as to ensure we retain hedgerows and alike, we are actually looking to increase the trees and hedges with wide flowers and alike, we have designated a 4.5 area as a nature reserve for the community and dog walkers.

Green space: -

Paragraph 1 We have committed to no loss of hedgerows and trees on this site

Paragraph 2 and 3 We are happy for these to be conditions on the application as we want to work with the Green Space to ensure we get the best environment we can for all, while still make this area a useful part of our business.

In conclusion: -

Our family have farmed the land with in this area and been a pert of the community for 90 years, over these years we have been positive members of our society, we have employed local people to help our local economy. To enable us to do this we have to ensure that every part of our business is productive and efficient, the land to the south of the railway had over the years been a drain on our resources and has not been economical viable as farm land, with this proposed development it will benefit both the community as set out below, and our business thus enabling us to reinvest in the local economy and enhance our area.

We have carefully considered the issues raised by all parties, we fully understand the points made but feel that these could all be resolved with productive discussion and negotiation of the issues, couple this with good design to meet the needs of specific agency needs / requirements. In our response we have shown that we are committed to our community, we are happy to deal with issues and concerns in a positive and practical manor.

Our positive approach to the ecology and biodiversity of the area is clear with our commitment to retain and increase trees, hedgerows, and designating 4.5 acres of land to a community nature reserve.

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Our positive approach to the safety of our community by offering free of charge an area of our land closes to the highway department for use as they feel fit to help reduce the dangerous situation that occurs around the railway station area during peak pick up and drop off times.

Our positive approach to the community, enhancing the local area offering free space for dog walking and alike.

Our continuing community spirit by allowing the free use of the land for parking during the local community fair in the past.

It is our understanding that with the vast increase in construction of Home that is taking place with in the area, there will be a heightened need for storage with in the community. This development will help to reduce is pressure

As you will be aware in the past this area has been the subjected to travels and this in itself has been difficult for the community and has effected the ecology / biodiversity of this site we feel that with all the benefits we are offering back, the use we require for this land would have a positive effect to the area.

Yours sincerely

Phil Brown
Managing Director
Brown's Construction Solutions Ltd



-----Original Message-----

From: Phillip Brown [REDACTED]

Sent: 13 August 2019 13:41

To: Planning.Responses <Planning.Responses@arun.gov.uk>; Planning <Planning@arun.gov.uk>

Subject: F/9/19/PL objection responses

Dear Sir

Please find attached a copy of our response to planning rejections to application F/9/19/PL

thanks

Phil Brown
[REDACTED]